

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION  
REGULAR SESSION**

**Wednesday, June 3, 2009- 7:30 P.M.**

**Those in Attendance:**

Mr. Bruce Rawlings, Chairman  
Mrs. Deborah Marshman, Vice-Chairman  
Mr. Michael Corbin, Member  
Mr. Stephen Cushman, Member  
Mrs. Sandra Moser, Member  
Mr. Carl Croft, Ex-Officio Member  
Mr. Michael Wagoner, Ex-Officio Member  
Mr. Scott T. Piersol, Township Manager  
Mr. Michael Mayhew, Yerkes Associates Inc.  
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

**Absent:**

Mr. Charles Giordano, Member  
Mr. Mervin Thomas, Member  
Mr. Ray Crossan, Ex-Officio Member

**Opening of Meeting**

Mr. Rawlings opened the meeting at 7:30 P.M. with a Salute to the Flag. There were two visitors present.

**Planning Commission Minutes – May 6, 2009**

Approval of the May 6, 2009 minutes was deferred to the July 1, 2009 Planning Commission meeting.

**Audio-Visual Equipment Tutorial**

Mr. Piersol demonstrated the audio-visual equipment that was recently installed in the large meeting room. In addition to microphones the new system includes monitors to view plans, an overhead projector and the capability to record proceedings.

**AWI/Croppers**

Associated Wholesalers, Inc. has decided to cease pursuing the expansion of Cropper's Market and are withdrawing their current plan. Furthermore, Associates Wholesalers will not be requesting approval to extend their current plan. Mr. Rawlings asked if there were any comments. There were no comments from the Commission or audience.

**Applecross Lagoon No. 1 Wall Fencing**

Mr. Mayhew reported that most of the requested fencing has been installed around the lagoon. In a letter dated June 1, 2009 he did request that one additional fencing panel be added to each end of the existing fencing.

**Corner Ketch Landing Landscape Issues**

Mr. Piersol said that he hasn't heard from Mr. Philip Zalkind or Mr. Dino Myer from M & Z Builders regarding unresolved landscaping issues at the site. The landscaping was scheduled to be finished by the end of March. Mr. Cushman spoke to Mr. Myer, earlier this evening. He indicated that Mr. Myer was willing to meet with Mr. Rawlings, Mr. Piersol and Mr. Cantlin to discuss completing the landscape project. Mr. Piersol will contact Mr. Myer to arrange a site meeting again.

**Sentinel Pipeline Expansion**

The project proposes an open cut of the Brandywine Creek to conduct repairs to this pipeline. At the last meeting Mr. Mayhew was asked to contact PA DEP to request copies of the permits and plans; copies of the letter were sent to State Senators John Rafferty and Andy Diniman and State Representative Curt Schroder. At this point the Township has raised their concerns, but has no jurisdiction over the proposed project.

The Planning Commission questioned whether directional drilling was the preferred method to conduct repairs or using an open cut method. Mr. Corbin commented that directional drilling would likely be the preferred method. Mr. Rawlings was concerned that directional drilling might affect the riparian corridor. Mr. Corbin said that either method will require some clearing, but direction drilling would likely have the least impact. Mr. Croft reported that PADEP has indicated that the directional drilling will be used to complete the repairs. He also said that the pipeline has yet to settle disputes with some residents who have easements on their properties. The Planning Commission remains very concerned about the environmental impact of the construction that is proposed in and near the Brandywine Creek.

**Ordinance Task Force – Comprehensive Plan**

Mr. Piersol reported that the Comprehensive Plan is nearly complete. He is still waiting for some minor revisions from David Sweet that were discussed at the last Ordinance Task Force meeting and for revisions to the maps from Chuck Jackson at Yerkes Associates. Once those revisions are received, which should take place in the next week, Mr. Piersol will submit the completed draft to the Downingtown Area School District, West Brandywine Township, Caln Township, East Caln Township, Uwchlan Township and Upper Uwchlan Township. A draft will also be provided to the Chester County Planning Commission for their Act 247 review. There will be drafts available at the Township office for the public to review. After the 45-day review period the Board of Supervisors will hold a public hearing either in August or September of this year.

**Downingtown Area School District**

On May 20<sup>th</sup> Mr. Piersol attended the Downingtown Area School District's Board meeting where they approved PlanCon C for a third middle school on the Weaver Tract. Mr. Piersol explained that PlanCon C is the Department of Education's requirement for partial reimbursement of some of the initial costs of a school building plan. The School District needs to obtain the Department's approval before they purchase the property. Funding for a portion of this project will come from the State, so the School District will need to follow their requirements. Once this process is complete the School District can move forward with the final acquisition for the property.

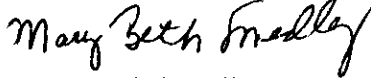
**Comments from the Audience**

Mr. Rawlings asked if there were comments from the audience. There were no comments.

**Adjournment**

There being no further business Mr. Rawlings made a motion to adjourn the meeting. Mr. Cushman seconded the motion, with all voting Aye. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,



Mary Beth Smedley,  
Secretary/Treasurer